



CARPENTER CONSTRUCTION LLC

Distinctive Additions & Renovations

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Dear Chairman Doyle, Chairman Baram and members of the General Law Committee

RE: HB5149

I have a story about a job that I bid and did not get. My bid amount was \$960,000.00

After many weeks of alternate bids, addendums and final bids the job was awarded to a Contractor for \$800,000.00. I was told by the architect that all the bidders had the same qualifications and had excellent references. The homeowners had been to see homes that each of the bidders had built.

As I told the Architect, who I know well, I could not build this job for my wife for \$800,000.00.

A year later the job was not finished and I got a call from the architect. The original contractor had completed about 80% of the job and vanished into thin air. After some research by the homeowners and the architect it was learned that the contractor was a painter who wanted to be a contractor. He built a nice website and portfolio with beautiful pictures. The house he took the owners to see as a reference was a painting customer that he had helped out by providing some additional workers to do some trim work. That customer gave a blanket statement that "He is responsible for all the beautiful work you see in my house." His client probably thought he was showing the paint job not the house construction.

My point is had there been a licensing requirement the architect and the homeowner would have not been as easily fooled. The only way to really separate myself from someone with a lot of smoke and mirrors is a license test. I truly believe this contractor would not have been able to pass the test, from what I learned after the fact.

Thank you,
Jim Carpenter HIC# 0565839